

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, September 11, 2009, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than the close of business of the second working day prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
 - B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of August 28, 2009**
 - C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
 - D. Announcement of Handout Materials Related to Today's Agenda Items**
 - E. Requests for Continuance**
 - F. Formation of Consent Calendar**
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Regular Agenda Items

1. Lake Morena Radio Tower; Major Use Permit, P08-022; Mountain Empire Subregional Planning Area (Johnston)

The project is a Major Use Permit to authorize the construction and use of a 100-foot radio antenna tower. The supporting equipment will be concealed within an 8-foot by 8-foot by 10-foot tall equipment shelter. The subject parcel is subject to the General Plan Regional Category of Country Town (CT), Land Use Designation (1) Residential, and is zoned RR1 – Rural Residential. The project is located at Lake Morena Drive and Lakeshore Drive (APN 606-040-33), in the Mountain Empire Subregional Planning Area.

2. Service First Update; Board Policy Re: Inactive Case(s); Revisions to the County CEQA Guidelines, POD 09-010; Countywide (Nicoletti, Real, Giffen)

The Service First Initiative includes roughly 70 process improvements for the land development process that are designed to (1) improve customer service; (2)

improve the quality, timeliness, and completeness of work, and (3) ensure that land development processes promote safe and livable communities. This is the 12 month progress update on implementation of the Service First Initiative, including proposed changes to CEQA Guidelines and Board Policy regarding inactive cases.

3. Palomar College Circulation Element Amendment; GPA09-006; Fallbrook Community Plan Area (Campbell)

Palomar Community College requests an amendment to the San Diego County General Plan Circulation Element to delete a segment of Pankey Road (SC 260.2), between Pankey Road (north) and future Pala Mesa Drive, and replace it with a new north-south roadway, known as Horse Ranch Creek Road. The project is located in the northeast quadrant of the Interstate 15 and State Route 76 Interchange, within the Fallbrook Community Plan Area.

4. Sunset View Major Subdivision; R06-018, TM 5522; Alpine Community Plan Area (Taylor)

The project is a subdivision of 5.73 gross acre parcel into 18 single family residential lots ranging from 0.14 to 0.49 net acres, along with one 1.76 acre common area lot. Access to the project site would be from two private access roads off of Eltinge Drive. The project is located in the 2800 block of Eltinge Drive, immediately west of Bay Meadows Drive, in the Alpine Community Plan area. The site has a General Plan Land Use designation of (6) Residential (7.3 du/acre), and is located in the General Plan Regional Category of Country Town (CT). The project includes a request to rezone the property from to RS4-Single-Family Residential (4.35 dwelling units per net acre, 10,000 sq. ft. min. lot size) to RS7-Single-Family Residential (7.3 dwelling units per net acre, 6,000 sq. ft. min. lot size).

5. Welk Canyon Villas Major Subdivision; TM 5313RPL⁴, R03-004, S03-029, ZAP08-010; North County Metropolitan Subregional Plan Area (Slovick)

The project is a request for a Tentative Map, Zone Reclassification, Site Plan and Minor Use Permit to subdivide 20.89 acres into two lots to accommodate two transient habitation (time-share) structures. The two buildings would contain a total of 177 time-share units. Lot 1 would be 9.25 acres and would be developed with both structures, underground parking, driveways and landscaping. Lot 2 would be 11.64 acres and would be preserved and managed within permanent open space easements. South Fork Moosa Creek would also be preserved and managed within permanent open space easements on Lot 1. This Ordinance will change the Height Designator from a "G" to an "H" in order to increase the number of stories from two to three without increasing the maximum height of the structures. The project site is bounded by Champagne Boulevard

on the west and Welk View Drive on the south and is located within the North County Metropolitan Subregional Plan Area.

Administrative Agenda Items

G. Report on actions of Planning Commission's Subcommittees.

H. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.

- Zoning Ordinance Update; POD 08-018
- Removal of a Portion of Montecito Road from Circulation Element; GPA 08-011
- An Ordinance Extending a Moratorium on the Establishment of Marijuana Dispensaries and Declaring the Urgency Thereof, to take effect Immediately
- Property Tax Exchange for Jurisdictional Changes – Master Resolution Establishing Property Tax Exchange For Annexations and Detachment for Enterprise Districts
- The Bridges at Rancho Santa Fe Tennis Complex SPA08-004, P08-025, P85-064W, P85-084W, AD08-022, ER 92-08010L

I. Scheduled Meetings.

September 25, 2009

Regular Meeting, 9:00 a.m., DPLU Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcounty.ca.gov/dplu/index.html. Click on "Agendas/Board of Supervisors/Planning Commission", then click on "Planning Commission Agendas".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)
Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, 1600 Pacific Highway, Room 402, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.